

#### DESCRIPTION:

A portion of the Northwest Quarter of Section 23, Township 19 South, Range 2 West of the 6th Principal Meridian, McPherson County, Kansas, described as follows by Nicholas D. Schmidt, PS #1492, this 9th day of May, 2025:

Commencing at the Northeast corner of said Northwest Quarter; thence on an assumed bearing of North 89°43'15" West on the North line of said Northwest Quarter a distance of 105.02 feet to the point of beginning; thence South 00°16'45" West perpendicular to said North line a distance of 301.30 feet; thence South 53°09'55" West a distance of 283.98 feet; thence South 03°51'38" West a distance of 272.27 feet; thence North 88°26'24" West a distance of 236.05 feet; thence North 07°10'56" East a distance of 250.21 feet; thence North 02°57'11" West a distance of 491.50 feet; thence South 89°43'15" East a distance of 477.10 feet to the point of beginning.

The above described tract contains 6.00 Acres and is subject to a road right of way easement along the North line thereof, and any other easements or restrictions of record.

#### SURVEYOR'S NOTES:

- Survey was made as per client request and no title work has been provided to the surveyor; therefore, the number and extent of easements and/or rights-of-way of record affecting said property has not been verified by this Survey.
- All measurements are in US Survey Feet.
- This is a revision to GSS Project #62023-97.

#### COUNTY PLANNING AND ZONING CERTIFICATE:

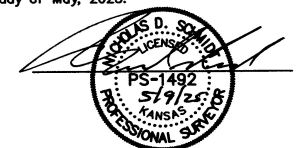
I, Jon Kinsey, Zoning Administrator of McPherson County, Kansas, do hereby certify under the authority granted me by the McPherson County, Kansas Board of Commissioners that the lot split or boundary shift to which my signature below is given has been approved as being in conformance with the provisions of the McPherson County Zoning and Subdivision Regulations. Given under my hand this 13th day of June, 2025.

Jon Kinsey  
Jon Kinsey, Zoning Administrator



#### SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described hereon, as surveyed under my supervision, this 9th day of May, 2025.



Prepared For:		Description:	
<b>CAROLYN KOEHN</b>		<b>A PORTION OF THE NW 1/4 SECTION 23, T19S, R2W McPHERSON COUNTY, KANSAS</b>	
Prepared By:		Job No:	
<b>Garber Surveying Service, P.A.</b>		<b>G2025-451</b>	
 <b>HUTCHINSON</b> 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-266-9933	
Drawn By: GAQ	Scale: 1"=60'	Date of Field Work: May 8th, 2025	Job No:
Checked By: NDS	Date: 05/09/2025	Sheet 1 of 1 Sheet(s)	